

## **CAPSULE SUMMARY**

**BA-2374**

**Santoni's Market**

**16 Center Place**

**Dundalk, Baltimore County**

**1940 ca.**

**Private**

Santoni's Market, a circa 1940 commercial structure, was constructed in the heart of Dundalk and dates to a period of significant growth in this model suburb of Baltimore. Dundalk initially developed as a station along the Baltimore and Sparrows Point Railroad and was named for the home of Henry McShane, who operated a foundry in the community. The community's early 20th century landscape was traversed by farmland owned by only a few families. Dundalk's growth occurred over two distinct phases. The purchase by the Bethlehem Steel Corporation in 1916 of 1,000 acres for the construction of worker housing was the initial spark that ignited the community's expansion. The Dundalk Company formed shortly thereafter in an effort to manage the community's growth and establish a model suburb on the east side of Baltimore City. Within one year, the town featured sixty-two dwellings, two stores, and one post office. Dundalk's population and building stock grew considerably after the creation of industrial jobs brought on by United States involvement in World War I. This expansion had a negative effect on prior efforts at managed growth in the community. At the end of the war, the temporary housing quickly constructed for the war industry often remained empty. A short period of stagnation between 1920 and 1924 ended with the re-involvement of the Dundalk Company in the community. It was at this point that the commercial district was created, forming a central core in the town. Whereas Dundalk's population in 1920 was only 2,000 inhabitants, this number had climbed to 8,000 only ten years later. Santoni's Market dates to this later period of growth in the community, which retains its mid-20th century suburban character.

The commercial building fronts south on a level lot flanked by paved parking lots. The poured concrete foundation supports a concrete block structure that stands one-story tall and three-bays wide. Rising from the flat roof is an interior end brick chimney. The remodeled façade includes two, single-leaf metal doors with plate glass lights and a one-light transom. Also, there are eight, one-light metal windows that are fixed in the brick veneered bulkhead with a continuing brick, row-lock sill. The façade features a parapet roof clad in metal siding and a vinyl awning overhanging the entrance. The east and west elevations consist of parged concrete panels separated by brick buttresses. The north elevation has a six-course American bond brick veneer with some boarded windows and entrances divided into three bays by brick buttresses.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. BA-2374

### 1. Name of Property (indicate preferred name)

historic      Santoni's Market

other

### 2. Location

street and number    16 Center Place      ☐ not for publication

city, town      Dundalk      ☐ vicinity

county      Baltimore County

### 3. Owner of Property (give names and mailing addresses of all owners)

name      Dunleer Company C/O W. H. Campbell and Co.

street and number    1701 Meridene Drive      telephone      Not Available

city, town      Baltimore      state      MD      zip code      21239

### 4. Location of Legal Description

courthouse, registry of deeds, etc.    Baltimore County Courthouse      liber    N/A    folio    N/A

city, town      Towson      tax map    103      tax parcel    505      tax ID number    1204075785

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
☐ Other: \_\_\_\_\_

### 6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<input type="checkbox"/> Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

Number of Contributing Resources previously listed in the Inventory

1

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## 7. Description

Inventory No. BA-2374

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### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

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Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Constructed circa 1940, the commercial building fronts south on a level lot flanked by paved parking lots. The poured concrete foundation supports a concrete block structure that stands one-story tall and three-bays wide. Rising from the flat roof is an interior end brick chimney. The remodeled façade includes two, single-leaf metal doors with plate glass lights and a one-light transom. Also, there are eight, one-light metal windows that are fixed in the brick veneered bulkhead with a continuing brick, row-lock sill. The façade features a parapet roof clad in metal siding and a vinyl awning overhanging the entrance. The east and west elevations consist of parged concrete panels separated by brick buttresses. The north elevation has a six-course American bond brick veneer with some boarded windows and entrances divided into three bays by brick buttresses.

## 8. Significance

Inventory No. BA-2374

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other:	

**Specific dates** 1940 ca.-present **Architect/Builder** Unknown

**Construction dates** 1940 ca.

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Santoni's Market, a circa 1940 commercial structure, was constructed in the heart of Dundalk and dates to a period of significant growth in this model suburb of Baltimore. Dundalk initially developed as a station along the Baltimore and Sparrows Point Railroad and was named for the home of Henry McShane, who operated a foundry in the community. The community's early 20<sup>th</sup> century landscape was traversed by farmland owned by only a few families. Dundalk's growth occurred over two distinct phases. The purchase by the Bethlehem Steel Corporation in 1916 of 1,000 acres for the construction of worker housing was the initial spark that ignited the community's expansion. The Dundalk Company formed shortly thereafter in an effort to manage the community's growth and establish a model suburb on the east side of Baltimore City. Within one year, the town featured sixty-two dwellings, two stores, and one post office. Dundalk's population and building stock grew considerably after the creation of industrial jobs brought on by United States involvement in World War I. This expansion had a negative effect on prior efforts at managed growth in the community. At the end of the war, the temporary housing quickly constructed for the war industry often remained empty. A short period of stagnation between 1920 and 1924 ended with the re-involvement of the Dundalk Company in the community. It was at this point that the commercial district was created, forming a central core in the town. Whereas Dundalk's population in 1920 was only 2,000 inhabitants, this number had climbed to 8,000 only ten years later. Santoni's Market dates to this later period of growth in the community, which retains its mid-20<sup>th</sup> century suburban character.<sup>1</sup>

<sup>1</sup> Neal A. Brooks and Eric G. Rockel, *A History of Baltimore County* (Towson, MD: Friends of the Towson Library, Inc., 1979), pp. 327-330.

## 9. Major Bibliographical References

Inventory No. BA-2374

*Atlas of Baltimore County, Maryland.* Philadelphia, PA: G. M. Hopkins, 1877.

Baltimore County Historic Inventory.

Brooks, Neal A. and Eric G. Rockel. *A History of Baltimore County.* Towson, MD: Friends of the Towson Library, Inc., 1979.

*Map of Baltimore County.* Philadelphia, PA: G. W. Bromley, 1915.

Scharf, J. Thomas. *History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men.* Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA.

Sidney, J. C. *Map of the City and County of Baltimore, Maryland, from Original Surveys.* Baltimore, MD: James M. Stephens, 1850.

## 10. Geographical Data

Acreage of surveyed property .1 Acre

Acreage of historical setting Unknown

Quadrangle name Baltimore East

Quadrangle scale: 1:24,000

### Verbal boundary description and justification

Since its construction circa 1940, Santoni's Market has been associated with its 36,000 square feet of land known as tax parcel 505 of map 103 located in the Baltimore County Tax Assessor's office.

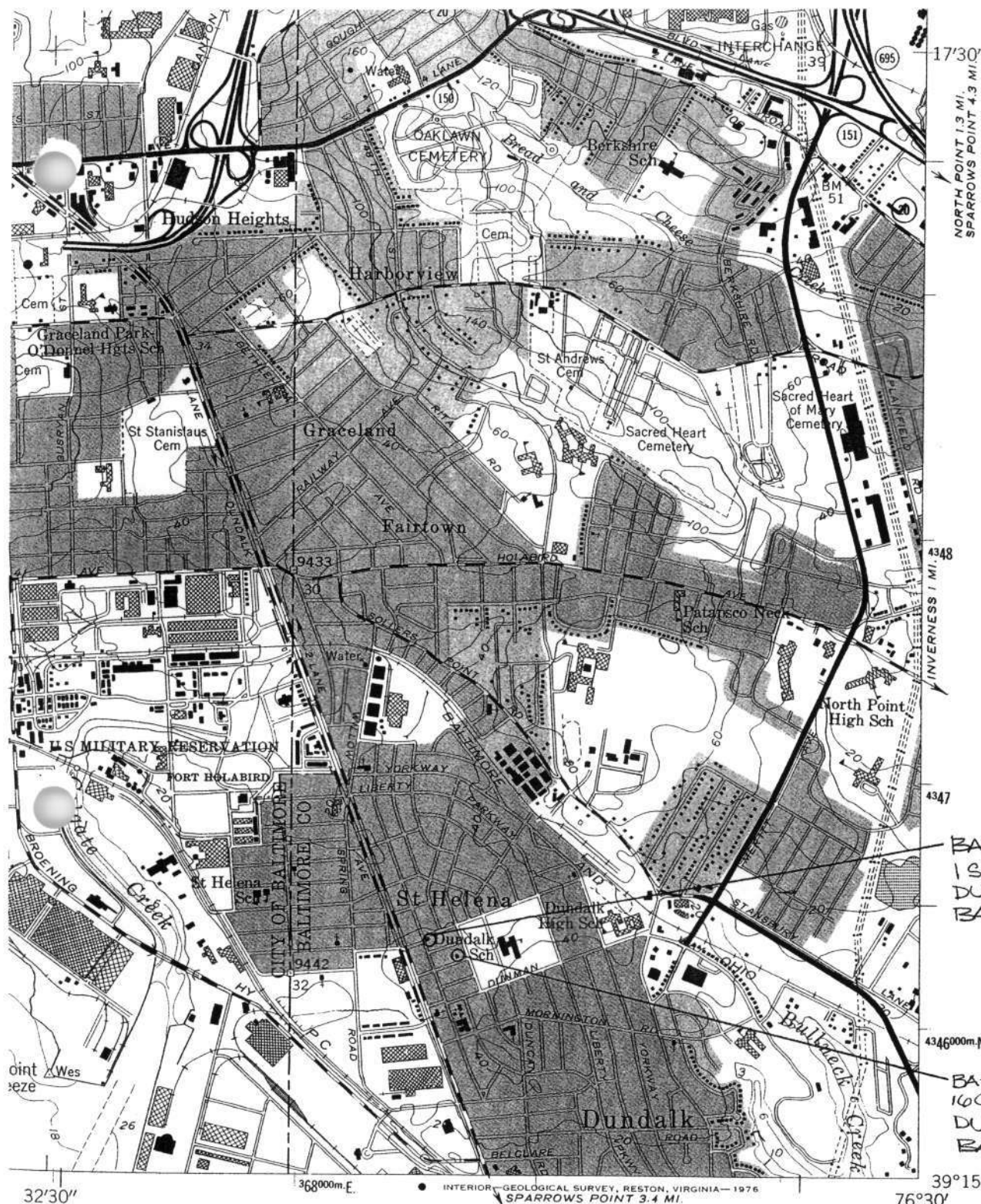
## 11. Form Prepared by

name/title	A. McDonald and A. Didden, Architectural Historians		
organization	EHT Tracerics, Incorporated	date	May 22, 2001
street & number	1121 5th Street NW	telephone	202.393.1199
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600



17°30'  
NORTH POINT 1.3 MI.  
SPARROWS POINT 4.3 MI.

4348

4347

4346000m.N.

39°15'  
76°30'

BA-2640  
1 SHIPPING PLACE  
DUNDALK  
BALTIMORE COUNTY

BA-2374  
10 CENTER PLACE  
DUNDALK  
BALTIMORE COUNTY

(SPARROWS POINT  
5762 III NW

● INTERIOR GEOLOGICAL SURVEY, RESTON, VIRGINIA—1976  
SPARROWS POINT 3.4 MI.

MILE

# ROAD CLASSIFICATION

- Heavy-duty ————— Light-duty —————
- Medium-duty ————— Unimproved dirt - - - - -
- Interstate Route U. S. Route State Route



BALTIMORE EAST, MD.  
SE/4 BALTIMORE 15' QUADRANGLE  
N3915—W7630/7.5  
1953  
PHOTOREVISED 1966 AND 1974  
AMS 5662 I SE—SERIES V833



BA-2374

16 CENTER PLACE

DUNDALK

BALTIMORE COUNTY, MD

TRAILER

3/2001

MD-SPD

SE CORNER

1 of 3



BT-2374

16 CENTER PLACE

DUNDALK

BALTIMORE COUNTY, MD

TRAILERITS

3/2009

MD-SHPO

SW CORNER

2 of 3



BA-2374

16 CENTER PLACE

DUNDALK

BALTIMORE COUNTY, MD

TRAILERIES

3/2001

MD-SHPD

NE CORNER

343

REVIEW SHEET

BA-2374

Historic Preservation Certification Application—Significance

Property: SANTONI'S MARKET, 16 CENTER PLACE, DUNDALK, MD. Project No.: \_\_\_\_\_

Historic District: DUNDALK

6-10-87 date initial application received by State \_\_\_\_\_ date(s) additional information requested by State

6-10-87 date complete information received by State \_\_\_\_\_

\_\_\_\_\_ date of this transmittal to NPS \_\_\_\_\_

Inspection of property by State staff? ☒ no ☐ yes date(s): \_\_\_\_\_

☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

\_\_\_\_\_ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER

1

This property involves:

\_\_\_\_\_ Extensive loss of historic fabric

\_\_\_\_\_ Substantial alterations over time

\_\_\_\_\_ Preliminary determination of listing

\_\_\_\_\_ for district

\_\_\_\_\_ for individual property

\_\_\_\_\_ Significance less than 50 years old

\_\_\_\_\_ Obscured or covered elevation(s)

\_\_\_\_\_ Moved property

\_\_\_\_\_ State recommendation inconsistent with NR documentation

\_\_\_\_\_ Recommendation different from the applicant's request

NUMBER

2

Complete item(s) below as appropriate.

(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as 1895-1941

(2) The property \_\_\_\_\_ contributes \_\_\_\_\_ does not contribute to the historic significance of this registered historic district in:

\_\_\_\_\_ location \_\_\_\_\_ design \_\_\_\_\_ setting \_\_\_\_\_ materials \_\_\_\_\_ workmanship \_\_\_\_\_ feeling \_\_\_\_\_ association

\_\_\_\_\_ Property is mentioned in the NR or State or local district documentation in Section \_\_\_\_\_, page \_\_\_\_\_.

(3) For properties less than 50 years old:

\_\_\_\_\_ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.

\_\_\_\_\_ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing.

\_\_\_\_\_ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.

(4) For preliminary determinations:

A. The status of the nomination for the property/historic district:

\_\_\_\_\_ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within \_\_\_\_\_ months. (Draft nomination is enclosed.)

\_\_\_\_\_ Nomination was submitted to the NPS on \_\_\_\_\_.

\_\_\_\_\_ Nomination will be submitted to the State review board within twelve months.

\_\_\_\_\_ Nomination process likely will be completed within thirty months.

\_\_\_\_\_ Other, explain:

B. Evaluation of the property:

\_\_\_\_\_ Property is individually eligible and meets National Register Criteria for Evaluation

\_\_\_\_\_ Property is located within a potential registered district that meets National Register

Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and:

☒ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.

\_\_\_\_\_ does not appear to contribute to the period(s) or area(s) of significance of the district.

BA-2374

NUMBER

3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

THIS RECTANGULAR, ONE STORY, BRICK AND STUCCO COMMERCIAL STRUCTURE WAS BUILT IN 1949. IT HAS BEEN USED CONTINUALLY AS A FOOD MARKET. AS IT IS NEITHER ARCHITECTURALLY SIGNIFICANT NOR WITHIN THE DUNDALK HISTORIC DISTRICT'S PERIOD OF SIGNIFICANCE, THIS OFFICE IS RECOMMENDING DECERTIFICATION.

NUMBER

4

## State Official Recommendation:

- This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.
- ☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
  - ☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
  - ☒ The property does not contribute to the significance of the above-named district.
  - ☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
  - ☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
  - ☐ The property appears to contribute to the significance of a:
    - ☐ potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
    - ☐ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
  - ☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.
  - ☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

Date

7-10-87

State Official Signature



☐ See attachments:

NPS Comments:

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 — EVALUATION OF SIGNIFICANCE

RECEIVED

BA-2374

JUN 10 1987

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

MARYLAND HISTORICAL TRUST

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Santoni's Market

Address of property: Street 16 Center Place

City Dundalk County Baltimore State MD Zip 21222

Name of historic district: Dundalk Historic District

☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☐ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.  
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
☒ certification that the building does not contribute to the significance of the above-named district.  
☐ preliminary determination for individual listing in the National Register.  
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:

Name Lisa K. Jensen, c/o The French Company, Inc.

Street Wheaton Plaza Office Bldg.N., Suite 403 City Wheaton

State MD Zip 20902 Daytime Telephone Number 301-462-4900

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Herb Patterson, Secretary Signature [Signature] Date 6/4/87

Organization The Dunleer Company, c/o Wallace h. Campbell & Co., Inc.

Social Security or Taxpayer Identification Number 52-0298060

Street 1701 Meridene Drive City Baltimore,

State MD Zip 21239 Daytime Telephone Number 301-435-4600

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.  
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.  
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.  
☐ does not appear to qualify as a certified historic structure.

Date \_\_\_\_\_ National Park Service Authorized Signature \_\_\_\_\_

National Park Service Office/Telephone No: \_\_\_\_\_

☐ See Attachments

Santoni's Market

CERTIFICATION APPLICATION—  
PART 1

NPS Office Use Only

Property Name

16 Center Place, Dundalk, Baltimore, MD 21222

Project Number:

BA-2374

Property Address

5. Description of physical appearance:

The Santoni's Market, located between Shipping Place and Trading Place and between Trading Place and Market Place, is a one-story commercial structure. The face brick on the front (southern) elevation is a brown brick, different from the dark red and subtly mottled brick used on the other buildings in the historic district. The areas between the brick piers along the sides have been filled in with stucco. The front facade is dominated by a plastic sign.

Date of Construction: 1949

Source of Date: Tax Assessment Records

Date(s) of Alteration(s): unknown

Has building been moved? ☐ yes ☒ no. If so, when?

6. Statement of significance:

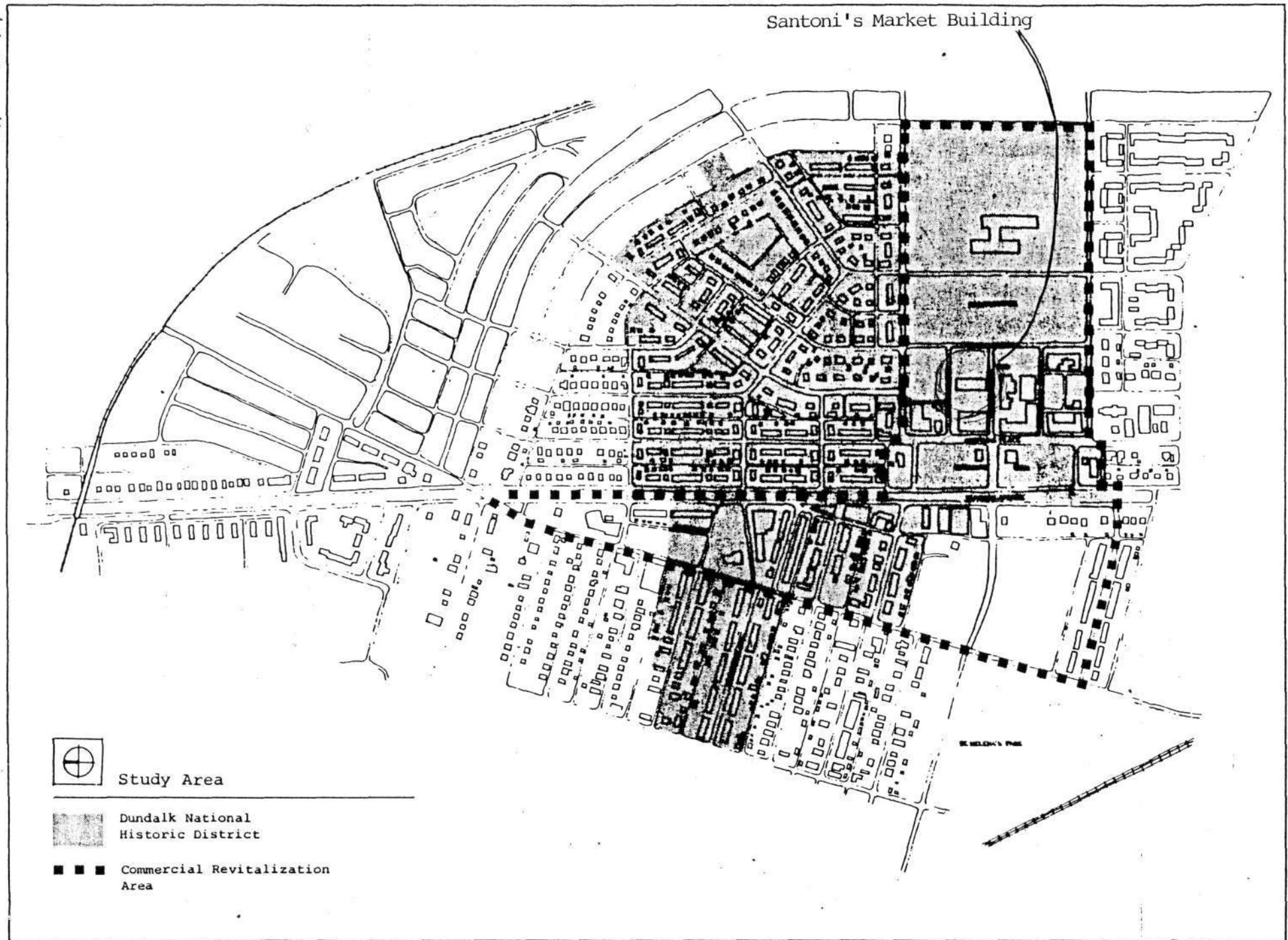
Once used as an A & P, the Santoni's Market building was constructed in 1949, according to the tax assessment records. Built than the 1919-1941 period of significance, the low, boxy building contributes little to the architectural and historic character of the National Register district. The removal of this building will not adversely affect the district.

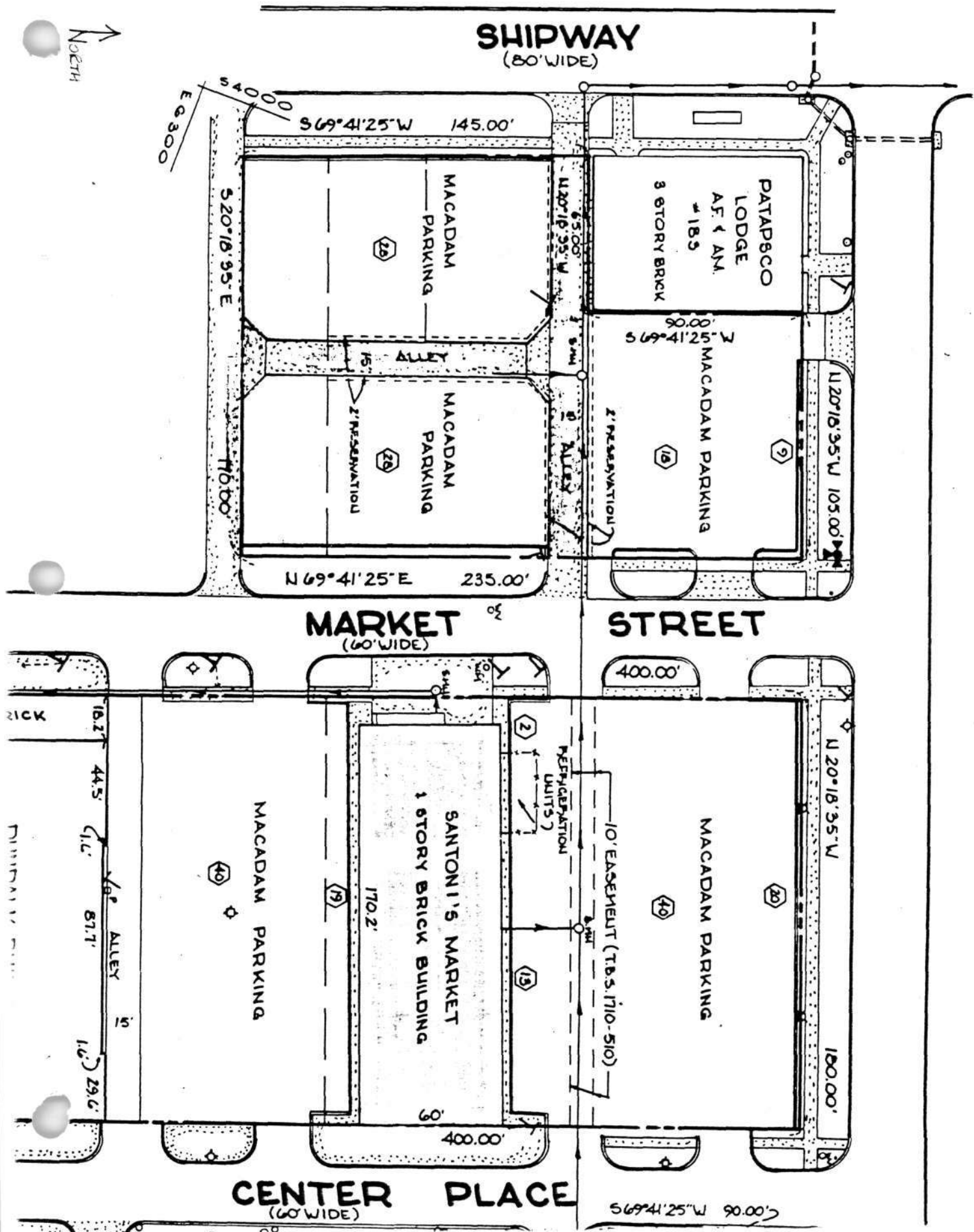
7. Photographs and maps.

Attach photographs and maps to application.

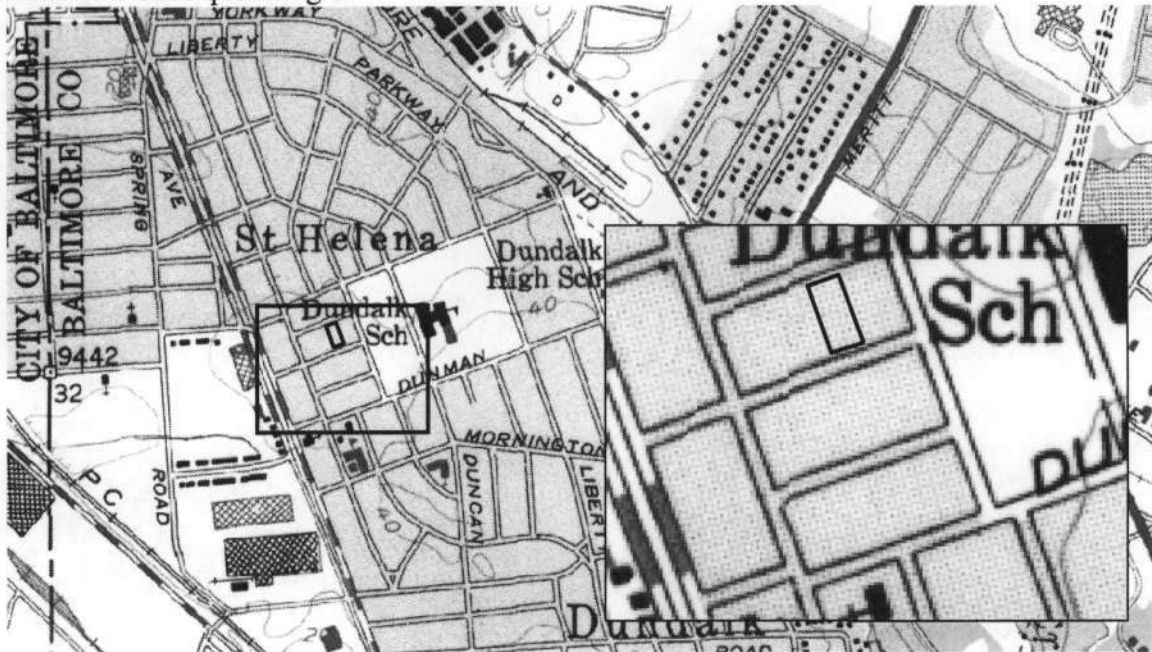
Continuation sheets attached: ☐ yes ☒ no

BA-2374



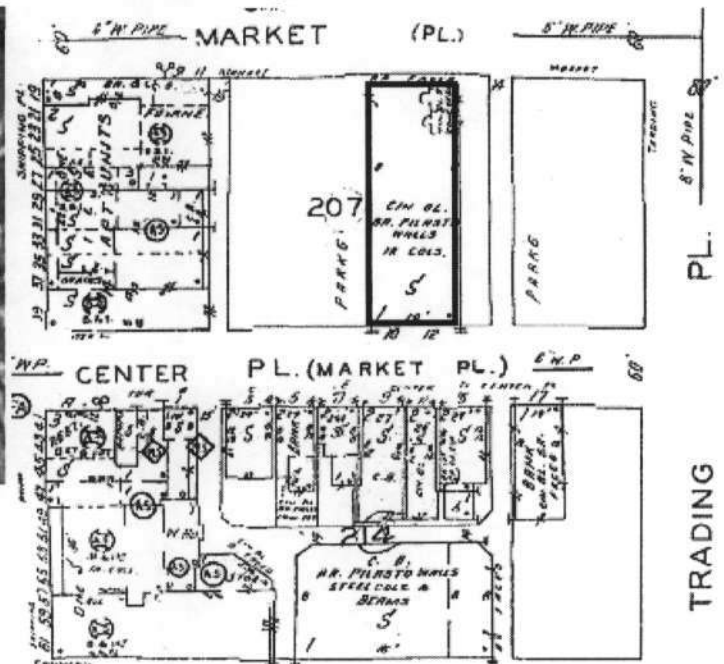


BA-2374  
 Santoni's Market  
 16 Center Place, Dundalk  
 Baltimore East quadrangle



Google Earth image, c. 2007

Sanborn Map, 1959

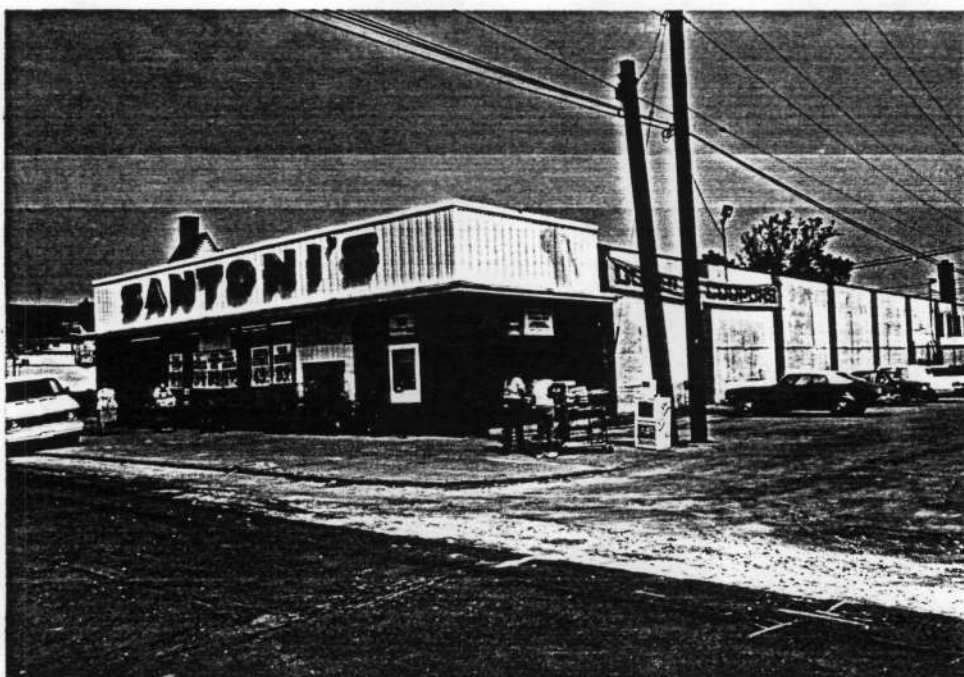


BA-2374

Santoni's Market -- 5/87  
Dundalk Historic District  
Baltimore, MD



1. Sw corner

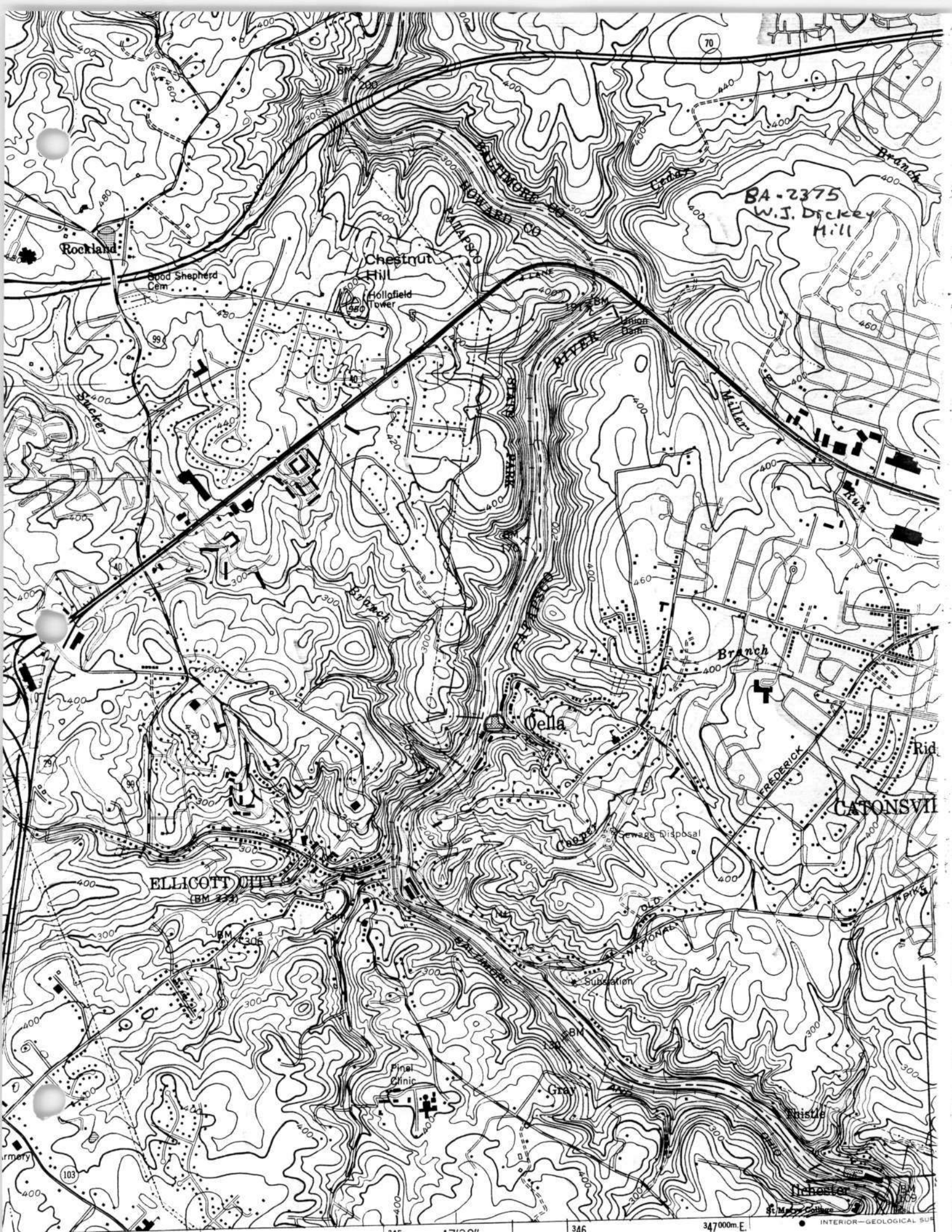


2. SE corner.



2375     **W.J. DICKEY MILL** - 1918-1919 - 804 Oella Avenue, Oella. Large brick mill complex built after a fire of 1918 destroyed the original installations of the Union Manufacturing Company, some of which may have dated to 1815 or earlier. Mill was enlarged in 1941 and 196\_. The production of textiles ceased in early 1972. The mill was separated from the housing areas and went into separate ownership. The machinery was removed and the mill was used for storage of various materials and records. In 1987 a plan for reusing the mill as residential space was brought to the County Review Group.

2416     **ST. MARK'S CATHOLIC CHURCH** - 1889 - 30 Melvin Avenue, Catonsville. Small, stone, Gothic Revival church designed by Thomas C. Kennedy. Opening reported in B.C. Democrat, November 9, 1889. In 1893, frescoes were painted by Filippo Costaggini, the second fresco artist employed on the U.S. Capitol dome in Washington. Five new stained glass windows were reported installed, Md. Journal, November 3, 1900.



BA-2375  
W.J. Dickey  
Mill

ELLCOTT CITY  
(BM 233)

CATONSVILLE

INTERIOR-GEOLOGICAL SUR



OELLA MILL - 8 July 1975

BA-2375

John McGinn



W.J. Dickey & Sons, "Oella Mills"

photos  
BA-2375

Roll 287

John McGrain 10/16/1966 N. side Oella Ave, view from SE corner of Mill